

**MINUTES**  
**CITY OF WOODSTOCK**  
**OLD COURTHOUSE AND SHERIFF'S HOUSE ADVISORY COMMISSION**  
August 25, 2021

The regular meeting of the City of Woodstock Old Courthouse and Sheriff's House Advisory Commission was called to order at 7:00 PM by Chairman Dennis Sandquist on Wednesday, August 25, 2021 in the basement Conference Room at City Hall.

A roll call was taken.

**COMMISSION MEMBERS PRESENT:** Jim Campion, Tom Ellinghausen, Jacqueline Lechner, David Stumpf, Joseph White, and Chairman Dennis Sandquist.

**COMMISSION MEMBERS ABSENT:** Pamela Benson.

**STAFF PRESENT:** City Planner/Staff Liaison Darrell Moore and City Clerk Cindy Smiley.

**OTHERS PRESENT:** Former Commission member and City Councilwoman Wendy Piersall, and Former Commission member Lynde Anderson.

**APPROVAL OF MINUTES**

Motion by J. Campion, second by D. Stumpf, to approve the minutes of the February 8, 2021 meeting as presented.

Ayes: J. Campion, T. Ellinghausen, J. Lechner, D. Stumpf, J. White and Chairman D. Sandquist.  
Nays: none. Abstentions: none. Absentees: P. Benson. Motion carried.

**3. PUBLIC COMMENTS:**

Former Commission member and Councilwoman Wendy Piersall recalled when she served on the Commission and had a conversation with someone about saving the Old Courthouse who reminded her of what the City went through to save the Opera House. She noted not a lot of people saw the vision for that building but look at where it is today. She stated the Opera House has had a tremendous impact, noting how many lives have been changed by it and how many life-changing events have taken place in that building. She acknowledged the work of the Commission and how much it has done to save the building noting it is not just about the building but about all the things that will happen there. Councilwoman Piersall stated to her the Old Courthouse is the skyline of Woodstock and because of the Council it is still there. She thanked them for all their work.

Chairman Sandquist thanked her for her work on the Commission and for the City.

**4. DISCUSSION**

**a. Courthouse Updates**

Chairman Sandquist stated the purpose of this meeting is to provide the Commission with an update of the Old Courthouse and Sheriff's House project, noting this will be the last meeting of the Commission as no additional items have been forwarded to them from the City Council for their deliberation.

Mr. Moore stated the Commission has put together the core of what the City needs to move forward, noting everything just needs to slide into place. He showed a diagram of the various

components of the project and how they must work together, noting there are many interlocking components.

He provided information on these components. Mr. Moore noted Staff has interviewed for the Construction Manager position and has contracted with one for preconstruction services to get the project ready for what will happen later. He stated this firm will deliver a guaranteed maximum price for the project, explaining further what this is.

Mr. Moore stated first the tenants must be finalized. He stated the Milk House has withdrawn from the project and MobCraft Brewing is now to be located in the Sheriff's House, describing the area they will occupy. He stated the Public House will not be occupying the basement, but rather MobCraft will be brewing in that area. He stated if agreements can be made with the tenants they will then begin working with the Construction Manager for their space needs.

In response to a question from Chairman Sandquist, Mr. Moore stated the City knew there were new proposals coming forward for that area and asked the Milk House if they could work in another space. He stated they chose instead to withdraw. He expressed his hope they will keep Woodstock in mind for their future expansion. Chairman Sandquist opined they would have been a good fit for Woodstock, noting people buy ice cream and walk around. He further opined it would have been an ideal space for them.

In response to a question from Chairman Sandquist, Mr. Moore stated it is believed the other tenants are lined up for their spaces. He stated there has been a question with the north galleries, noting presently the Woodstock Chamber is looking to relocate their office and run a Visitors Center out of that area. He noted the public survey and the Commission had wanted something other than offices, but opined this is not a typical office and will be a service to the community. He opined a Visitor Center would be great to bring visitors into the building. Chairman Sandquist opined that will be especially true if the Visitors Center is open regular hours.

Mr. Moore stated the Library is still very interested in locating their arts-focused community center in the building, which they have rebranded Creative Woodstock. He stated this would bring everyone together who is interested in the arts with children's programs, summer programs, and after-dark programs planned. He stated Library Director Nick Weber has a lot of ideas and is reintroducing that to the members of the City Council. He stated this new vision is much more dynamic and offers something for a great cross-section of the community for anyone to come in and enjoy the building.

Mr. Moore stated the upper floors of the Old Courthouse and Sheriffs House will be utilized by Ethereal. He stated their speakeasy might still happen at some point, but for the time being it will be used for additional event and overflow space. He stated the jail cells will be located on the first floor of the Sheriff's House with an incubator kitchen operated by Ethereal, describing how this will be used. He stated the exact design is still being finalized as the addition of MobCraft has caused them to rethink and rearrange some things.

Mr. Moore stated if everyone agrees to the floor plans and rents, they will work with the Construction Manager to get a construction schedule, which all tenants are anxious to know. He stated then the City will know it has a viable project to take to the Historic Tax Credit (HTC) investor as they will

want to know this before finalizing an agreement with the City. At this point, construction can commence, which is hoped to happen in January.

In response to questions from the Commission, Mr. Moore stated the City is working with Plante Moran to coordinate the HTC investors, taking the project directly to people who are interested. He stated the City has identified an investor offering favorable terms and the flexibility to put the building in service by 2023, in case the 2022 date is not possible. Mr. Moore stated it is hoped something will be brought to City Council in September, following which it will take about three months to execute before finalization. Concerning total project cost, Mr. Moore stated architect Gary Anderson has estimated \$7.5 million, noting this is a ballpark figure that was estimated almost 18 months ago. He stated the City will be relying on the Construction Manager to get better, more current figures, leading up to bidding the job to get the best numbers. He confirmed the project will be a prevailing wage project.

Mr. Moore then showed floor plan diagrams to the Commission. He stated they are still looking to remove the 1960 vault area, but noted it will not be a new entrance for the Public House. He stated they are looking at redoing the restrooms in the Public House to upgrade to ADA and may also remove the elevated floors, which may have outlived their lifespan. Mr. Moore stated they are also looking at opening up the sealed room to make more functional space. He emphasized the floor plans are still working documents which change week to week.

Mr. Moore then showed floor plans of the Sheriff's House and how MobCraft will use the space, noting they have not finalized the plans for the jail cells on this level as of yet.

He then showed floor plans of the other floors, including the common space on the 3<sup>rd</sup> floor, where the bride's room will be, where Ethereal hopes to have weddings and receptions, and the Judge's Chambers, which will be used as a bar area to allow for better circulation. He stated these are things under consideration at present with a few other ideas still being worked out, describing these further.

In response to a question from Commissioner Stumpf, Mr. Moore stated trash chutes are being discussed, but are not shown on the renderings yet.

In response to a question from Chairman Sandquist, Mr. Moore stated discussions have not yet been held with the Public House concerning entrances, noting what is being considered will benefit them. He stated MobCraft will not have a kitchen and will not provide food, but rather the Public House will provide food for their patrons.

Commissioner Stumpf stated he is not happy with the Milk House being pushed aside. He opined the brewery is not the kind of character he was looking at for the building, stating it is a really a manufacturing use. He asked if this is a "done deal."

Chairman Sandquist asked for the views of the rest of the Commission, stating he, too, is disappointed the Milk House left the project.

Commissioner White agreed. He opined that there will be less of a sense of community as a result of this change in tenants. He further opined that the City needlessly gave in to narrow business interests, given that breweries are popping up everywhere.

In response to a question from the Commission, Mr. Moore described MobCraft, noting they have other locations including in Milwaukee and have a unique concept of brewing crowdsourced beer, which seems to be popular. In response to an expressed concern of the Commission, he stated it is an established business.

Commissioner Lechner opined there will be people coming into MobCraft, noting its synergy with the Public House. Commissioner Stumpf stated people will not come in to get something and take it to walk around the Square, as mentioned by Chairman Sandquist. Commissioner Lechner noted the frozen yogurt businesses formerly located on the Square were not sustainable.

Discussion continued of why the Milk House left the project. Commissioner Stumpf stated he would like to get a sense from the Commission on whether they would recommend this use and to consider a motion asking Council to reconsider it. Chairman Sandquist stated he understands the feelings of the Commission, but that there are no action items on this evening's agenda.

Commissioner Stumpf opined the Commission's feelings could be made known without formal action.

In response to a question from Commissioner White, Mr. Moore stated he does not know how many jobs the brewery will create. Chairman Sandquist noted the Milk House would have brought their ice cream from their main location while MobCraft will have employees who do the brewing on site.

Chairman Sandquist opined the Commission has helped save the building. Commissioner Lechner stated she is grateful to have been a part of this effort.

#### **b. Member Comments**

Chairman Sandquist thanked City Staff, the City Council and the Mayor for the opportunity to serve on the Commission, stating it has been an honor and privilege. He stated he is excited to see this project move forward. He also thanked his fellow Commission members, past and present, for their valuable ideas.

Commissioner Ellinghausen thanked Chairman Sandquist for his leadership, stating it has been a pleasure to work with him.

Mr. Moore noted the Commission members have put in many hours on this project, expressing appreciation for all they have done as volunteers. He opined what this Commission did was very important to launch the Old Courthouse and Sheriff's House Project and getting it on course.

Mr. Moore opined Chairman Sandquist deserved additional recognition, presenting him with an engraved brick from the Old Courthouse to serve as a reminder of the good he did in Woodstock.

In response to a question from Commissioner Stumpf, Mr. Moore confirmed geothermal is still on the table, but has not yet been decided upon.

Commissioner Stumpf thanked City Staff for their great work and Chairman Sandquist for his great work as Chairman, stating he has a sense they have done something good for the community.

Commissioner White wished to acknowledge the work of Nancy Baker and her many hours of work on the project.

Councilwoman Piersall wished to acknowledge the impact the financial expertise of Finance Director Paul Christensen and his ability to put the Historic Tax Credits together had on the project.

## **5. ADJOURNMENT**

Motion by D. Stumpf, second by J. Lechner, to adjourn this meeting of the Old Courthouse and Sheriff's House Advisory Commission Sine Die. Ayes: J. Campion, T. Ellinghausen, J. Lechner, D. Stumpf, J. White, and Chairman D. Sandquist. Nays: none. Abstentions: none. Absentees: P. Benson. Motion carried.

Meeting adjourned at 7:55 PM.

Respectfully submitted,

Cindy Smiley  
City Clerk